

**ASSIGNEE'S SALE**

of valuable, unimproved real estate located in "Round Hill" Subdivision, Braddock Election District, Frederick County, Maryland.

By virtue of the power and authority contained in a Mortgage from Thomas A. Pickett and Dorothy V. Pickett, husband and wife, dated April 28, 1980, and recorded in Liber 1113, folio 431, one of the Land Records of Frederick County, Maryland, the undersigned Assignee will offer for sale at the Court House door, in Frederick, Maryland, on

**WEDNESDAY, FEBRUARY 25, 1981**

**AT 11:00 A.M.**

all the unimproved real estate described as "PARCEL D", in the above-described Mortgage, to-wit:

All those lots of parcels of land situate, lying and being in Braddock Election District, Frederick County, Maryland, designated as Outlots "A" and "B" on a Plat of "Round Hill" Subdivision, prepared by Frank W. Rothenhoefer, Registered Professional Engineer, on October 1, 1966, and recorded in Plat Book No. 5, folio 83, one of the Plat Records of Frederick County, Maryland. Said Outlot "A" containing 10,010 square feet of land, more or less, and Outlot "B" containing 4.47 acres of land, more or less.

BEING all and the same real estate which was conveyed unto Thomas A. Pickett and Dorothy V. Pickett, husband and wife, by deed dated December 29, 1967, and recorded among the Land Records of Frederick County, Maryland, in Liber 777, folio 569.

TERMS OF SALE: A deposit of 10% of the purchase price will be required in cash or certified check payable to the Assignee at the time of sale, the balance to be paid upon ratification of sale by the Court. The property will be sold subject to all recorded restrictions, covenants and agreements. All costs of conveyancing, revenue stamps and transfer taxes are to be borne by the purchaser or purchasers. All state, county and city real estate taxes and other public charges will be adjusted at the time of sale.

**HOWARD R. STEPLER, JR.**

**Assignee**

Howard R. Stepler, Jr.  
18 West Church Street  
Frederick, Maryland 21701

**ATTORNEY**

Trout Auctioneers Inc.  
Auctioneer

**ACKNOWLEDGMENT OF PURCHASE**

We do (does) hereby acknowledge that we have (has) purchased the real estate described in the advertisement attached hereto at and for the sum of TWENTY FOUR THOUSAND

Dollars (\$24,000.00-), the sum of

Two Thousand Four Hundred and 00/100----

Dollars (\$2,400.00-) having been paid this date and the balance of Twenty One Thousand Six Hundred

Dollars (\$21,600.00) being due and payable

at the time of final settlement and we

do (does) further covenant and agree that

we will comply with the terms of sale as expressed in the advertisement attached hereto.

WITNESS our hand(s) and seal(s) this

25th day of February 1981.

Timothy F. Geppert (SEAL)  
Timothy F. Geppert

Mary Ann Geppert (SEAL)  
Mary Ann Geppert  
Purchaser(s)

WITNESS:

James G. Trout  
James G. Trout

*Filed March 2, 1981*